1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS
Rentals

FLOOR PLAN

DIMENSIONS



47 Twickenham Road, Leicester, LE2 9RZ

£1,150 Per month

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.ukwho will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 277 2277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

OVERVIEW

- Entrance Hallway
- Living Room
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Driveway
- EPC RATING (C)
- Council Tax Band A

LOCATION LOCATION....

It is a 10 minute walk from the popular Everards Meadow and Fosse Shopping Park. Education wise there is the well regarded Glen Hills Primary School with South Wigston High School only a short distance away. Leicester City is on a direct bus route, public transport runs regularly making it an easy to commute to the Centre. Access to both the M69 and M1 links are nearby as well as local day to day shopping in Blaby and also Fosse Park for a further array of supermarkets and retail stores.









THE INSIDE STORY

Twickenham Road in Leicester, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms

The layout is thoughtfully designed, providing a seamless flow between the living room and dining area, making it perfect for entertaining friends and family. The kitchen is functional and offers plenty of storage, catering to all your culinary needs.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation.

The family bathroom is conveniently located, ensuring ease of access for all.

